Wooster & Stock

FLAXMAN ROAD, CAMBERWELL, SE5

LEASEHOLD

OFFERS IN EXCESS OF £500,000

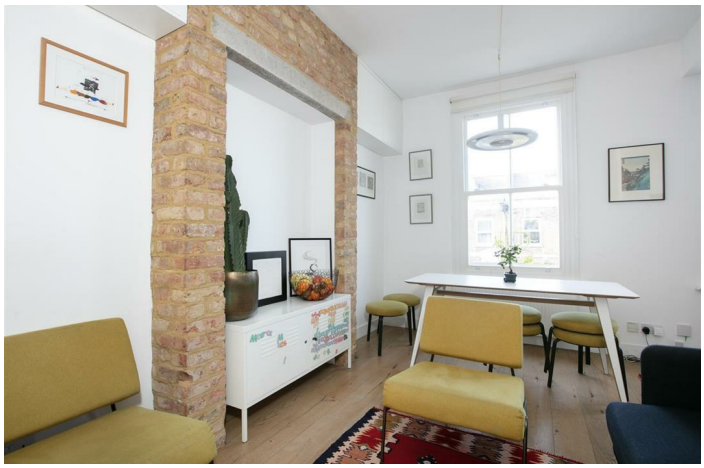
SPEC

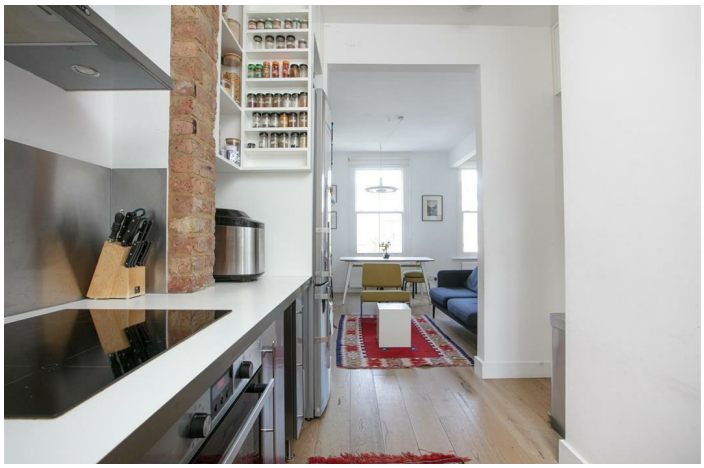
Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length: 100 years remaining
Service Charge: £1436 per annum
Ground Rent: £10 per annum

FEATURES

Split Level Period Conversion
Clever Layout
Contemporary Kitchen and Bathroom
Close to Abundant Amenities
Leasehold





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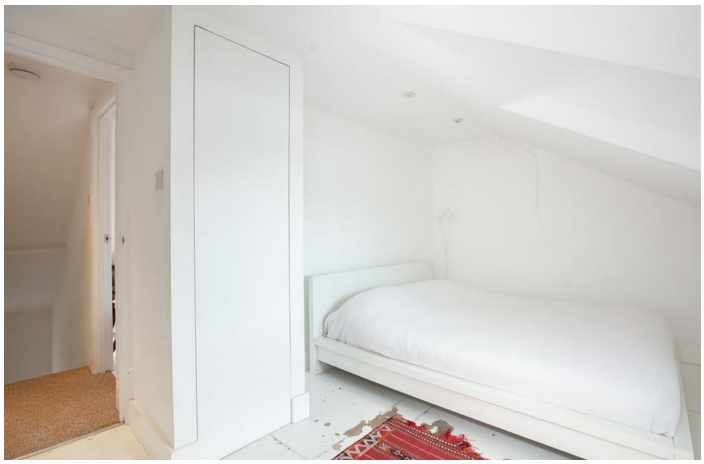

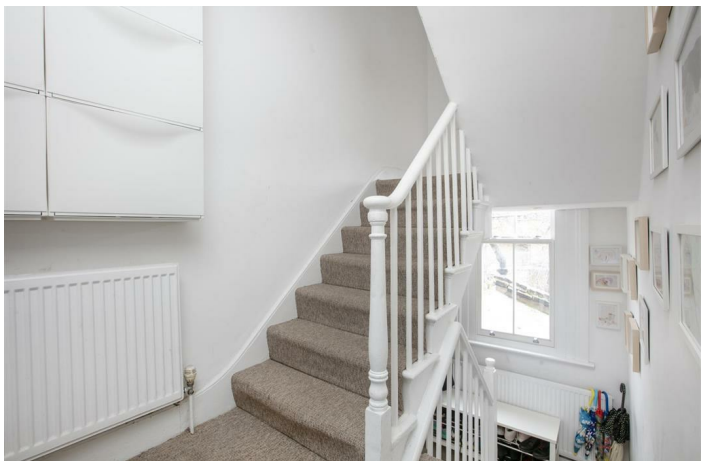

FLAXMAN ROAD SE5
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Cleverly Arranged Split-Level Two Bedroom Period Conversion.

Enjoying a spacious, bright and ingeniously laid out interior, this fine two bedroom period conversion packs a serious punch. It sits on the upper two floors of a well placed Victorian building but moments from the numerous amenities of Coldharbour Lane. It comprises a wonderful open plan living area with comfortable lounging, study, formal dining and cooking space, contemporary bathroom and two well proportioned double bedrooms. Transport-wise you're spoiled for choice with Loughborough Junction Station just a three minute stroll. From here you can be in Elephant & Castle in less than five minutes. Blackfriars, Farringdon, City Thameslink, Kings Cross and Luton services are also frequent and quick. Brixton is an easy 10 minute walk for the Victoria Line.

The exterior is handsome and well maintained. A communal entrance offers access to the flats ground floor door. An inner stairwell invites you up to a carpeted landing, kept light and airy from a large rear-facing sash window. From the landing head straight ahead to find a fabulous semi-open plan living area which has been afforded an architect's expert eye throughout. A study space with bespoke storage, built-in desk and nifty pull down Murphy bed leads to the lounge/dining space. It's all wonderfully bright thanks to two further large sash windows. The seating area boasts more bespoke storage and some lovely exposed brickwork.

This area leads open plan to the kitchen which has a rear-facing casement window, stainless steel units, four ring induction hob and more yummy exposed brick work. The fully tiled bathroom completes the tour with a swanky contemporary suite, bath, wall-hung loo and wash hand basin. Upward to the second floor you find a huge front aspect double with abundant eaves and fitted storage and twin casement windows. Bedroom, also a double faces rear and has recessed eaves storage.

Camberwell promises any number of cracking pubs and delicious restaurants. The Camberwell Arms has won awards for its food, whilst the Tiger, Sun and Stormbird are always lively options. Even closer is the Sun Of Camberwell! The house is also situated within an easy walk of the Cambria pub which is a much-loved local boozer. Bustling Brixton is a 10 minute stroll or a quick bus for a host of more eateries and entertainment. The 'Ritzy' cinema is a fab spot to catch art house and mainstream movies. There's a huge selection of bars and restaurants - the Brixton Village covered market offers everything from Vietnamese to Columbian. The very charming Myatts Field is only a few minutes walk away and has a children's play area, coffee shop and wonderful period bandstand.

Tenure: Leasehold

Lease Length: 100 years

Council Tax Band: C

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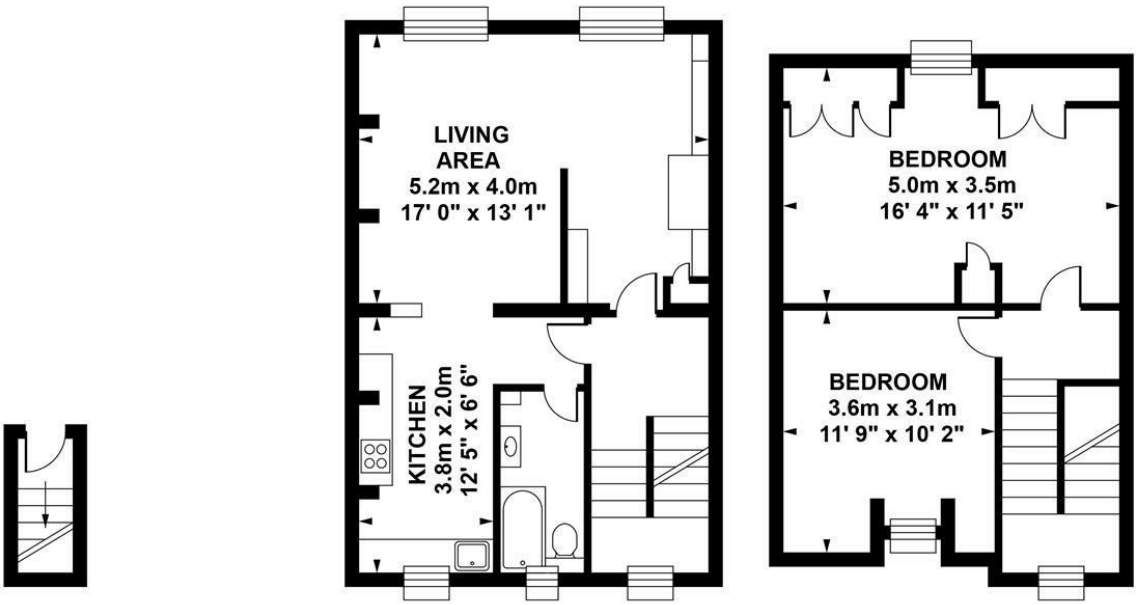

GROUND FLOOR
Approximate. internal area :
1.65 sqm / 18 sq ft

FIRST FLOOR
Approximate. internal area :
41.60 sqm / 448 sq ft

SECOND FLOOR
Approximate. internal area :
36.02 sqm / 388 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 79.27 sqm / 854 sq ft

Measurements for guidance only / Not to scale

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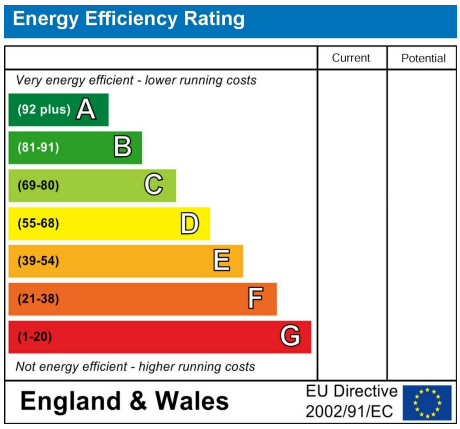
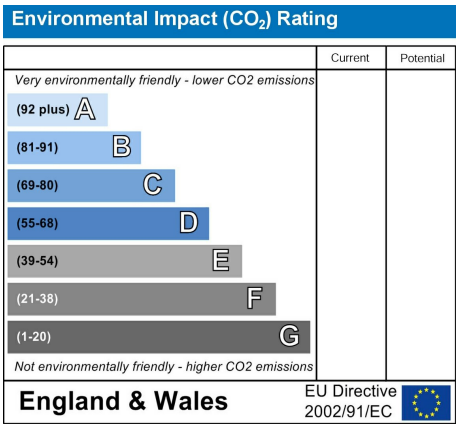
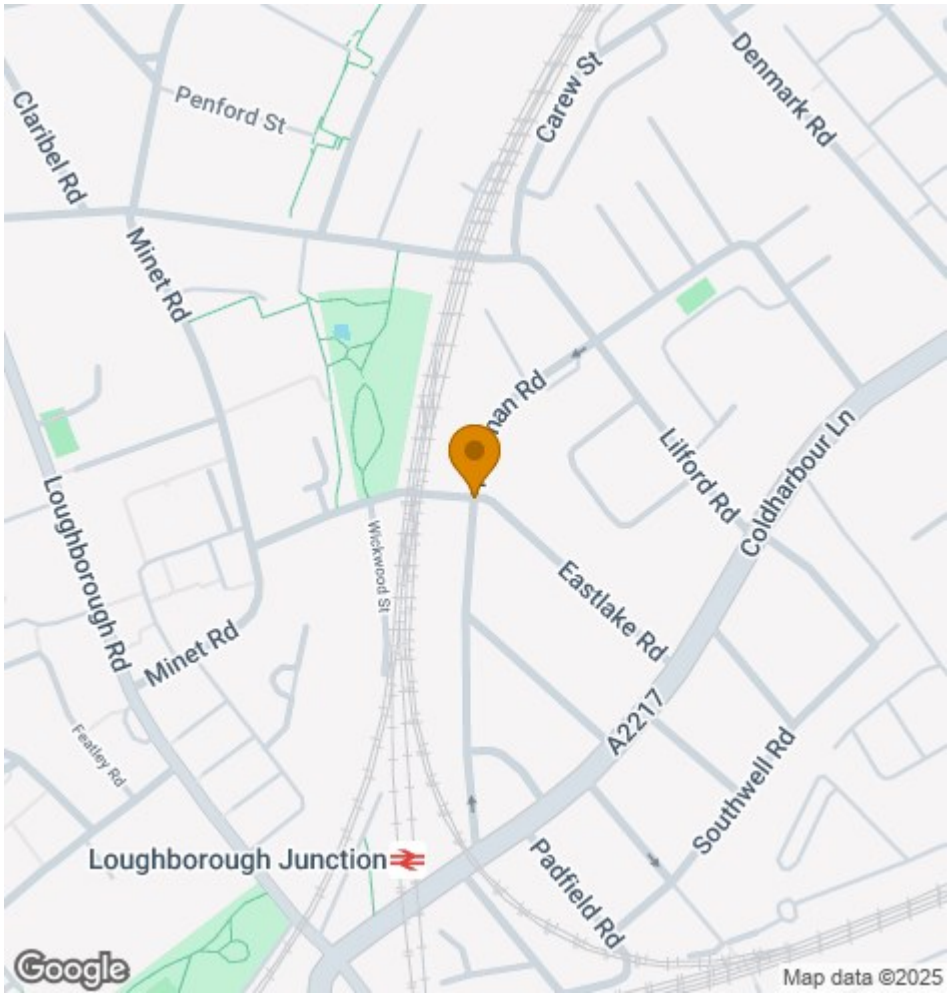




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



Wooster & Stock

17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk